



City of Seattle Preliminary Assessment Report

March 16, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3012117	Ground Disturbance	N
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	03/08/11
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	1120 John St		
Location			
Zoning		Applicant	CLAYTON GRAHAM 1201 3RD AVE SUITE 2200 SEATTLE WA 98101 (206) 757-8052
King County APN	1986200525		
Permit Status	Initial Information Collected		
Description of Work	Rezone of two and one half blocks in South Lake Union Neighborhood (no physical development is proposed with this rezone)	Applicant Email	grahc@dwt.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Ede M Courtenay, (206) 733-9679, Ede.Courtenay@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all**

required documents at the intake appointment. If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for: All PLs

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

FAIRVIEW AVE N

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

HARRISON ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

THOMAS ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

JOHN ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

BOREN AVE N

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

Alley east of Fairview

Concrete paving

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Please detail all street trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

No unusual conditions observed. Photo-documented.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Notes to Applicant

Zoning and/or rezone to be determined by DPD. No project site plans or details are included with this application. As general information, City Light infrastructure includes underground transmission lines along John St and Boren Ave N; overhead high voltage lines along the south side of Thomas St and Harrison St; both underground and overhead high voltage lines and electrical facilities in the alley between Fairview Ave N & Minor Ave N. If adding more electrical load with future development, please notify the SCL Electrical Engineering office. SCL will need further review of project plans. Please include SCL in design guidance meetings or pre-submittal conferences.

DPD Drainage Requirements

Contact: Joseph P Berentsen, (206) 684-8613, Joe.Berentsen@seattle.gov

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Combined sewer main location: Fairview Ave. N.

Combined sewer main size: 8" and 12" Diameter

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Combined sewer.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system.

DPD Land Use Code Requirements

Contact: Cheryl Phillips Mosteller, (206) 684-5048, Cheryl.Mosteller@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/row/manual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

FAIRVIEW AVE N

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

HARRISON ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

THOMAS ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

JOHN ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

BOREN AVE N

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Alley Requirements

Alley east of Fairview

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

Notes to Applicant

Presub required for rezones.

SDOT Requirements

Contact: Elizabeth Sheldon, (206) 684-7945, elizabeth.sheldon@seattle.gov

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Contact: Tanya Treat, (206) 615-1636, TreatT@seattle.gov

Additional Drainage and Wastewater Information

If the proposed re-zone and subsequent development includes a change in use such that the sanitary flows increase over current conditions the applicant will be required to do an analysis of the combined sewer system for capacity. The analysis would apply to the 8-inch combined sewer line in Boren Ave N from John St on the South to Republican on the north then one block west to the final connection to the King County Metro mainline. System improvements may be required.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your SIP application is screened at SDOT**. Allow a minimum of 5 days for screening after application submittal to SDOT.
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.